

An award winning Developer:-



Another Prestigious Development by:



Building up your assets

TELADAN SETIA SDN. BHD.

力裕有限公司 (261447-A)

A member of REHDA, Malaysia.

We accept



www.teladansetia.com



TRANQUIL BALINESE LIVING

For enquiries, Please Contact:

+606 - 264 4050 (Sales Gallery)

+606 - 317 3236 (Batu Berendam)

| | | | |
|-------|---------------|----------|---------------|
| KAREN | 017-331 7977 | NG | 016-682 1201 |
| IKA | 016-215 8191 | MICHELLE | 012-641 9699 |
| DORA | 016-661 0778 | MANDY | 011-1238 8511 |
| RENEE | 011-3362 7052 | FARAH | 011-5605 9653 |

Developer:

ASAL HARTA SDN. BHD. (261447-A)
No. 8 & 10, Tingkat Bawah, Jalan Mutiara Melaka 2,
Taman Mutiara Melaka, Batu Berendam,
75350 Melaka.



Bali Residences Sales Gallery
35, Jalan KSB 11, Taman Kota Syahbandar,
75200 Melaka.

Here

is where you can live, work and play; experience a whole new lifestyle in one integrated development with a mix of Residential and Commercial elements

EXCITING COMMERCIAL CONCEPT

- 18 units of Retail Stores
- Dual Entrance for Corner unit
- Built-up from 775 to 3,100 sq.ft
- Corner unit size - 3,100 sq.ft with large open terrace specially for F&B outlets
- Secure car park zone and front car park zone
- Management Office



GROUND FLOOR

Conveniences



Surrounded by many shopping & eating amenities that bring convenience and joy to the residents



The grand lobby of the Retail Stores that will impress your guests and visitors.

A dedicated drop off zone for your convenience.



Welcome

TO BALI RESIDENCES

Here TO EXPERIENCE
EVERY DAY FEELS LIKE A VACATION

The Bali Residences

is a unique and exciting development that is inspired by Balinese architecture, which brings to mind a tropical resort island paradise. It features uniquely designed living spaces for you and your loved ones to indulge in the beauty of nature at any time of day.



Relaxation



Here SO MUCH TO OFFER,
INDOORS AND OUTDOORS



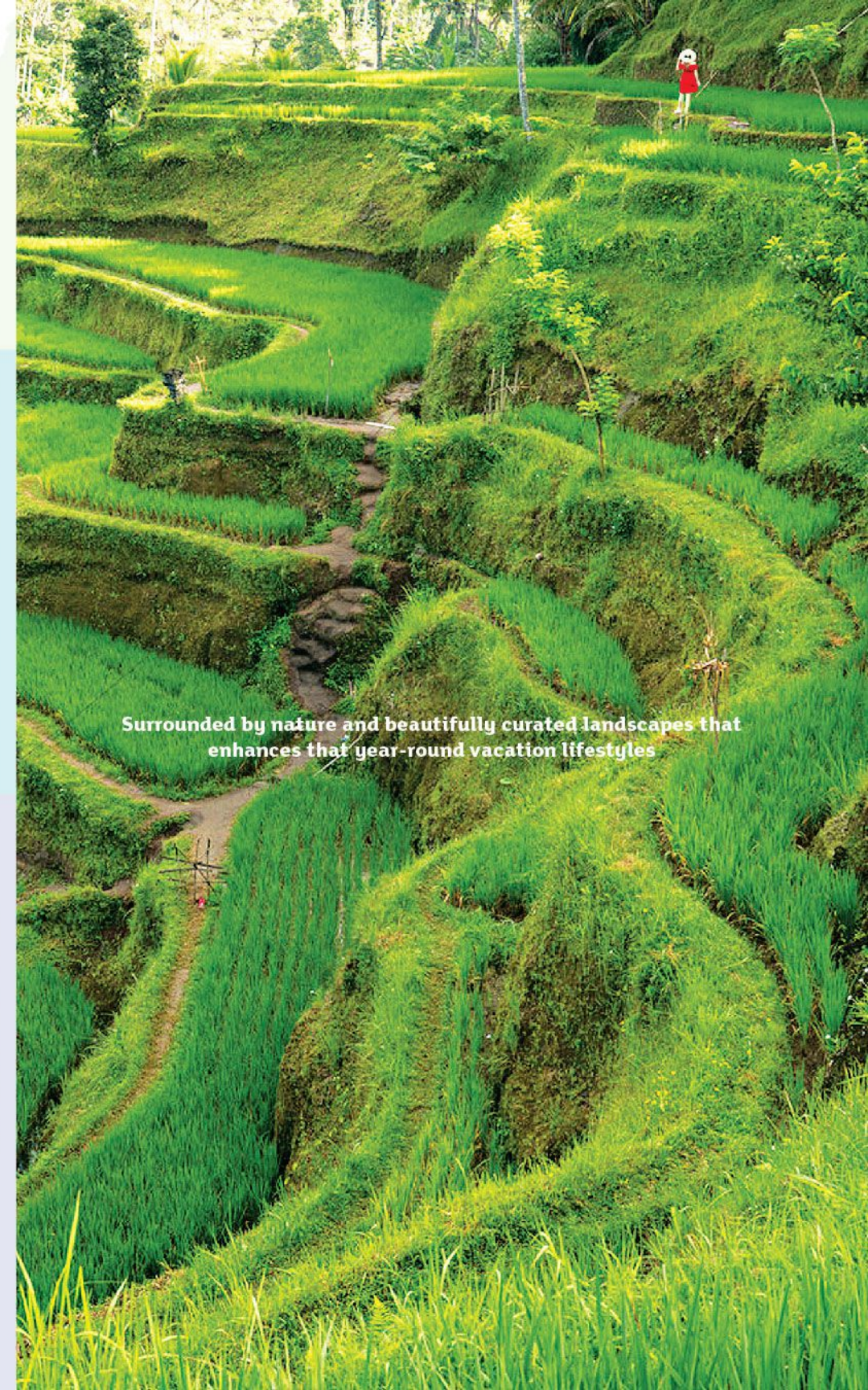
Relax and melt away the stress of life



Work out with world-class equipments at the gymnasium



Immerse yourself in the calm waters of the 50m Infinity lap pool



Surrounded by nature and beautifully curated landscapes that enhances that year-round vacation lifestyles



FUN OUTDOOR AND INDOOR ACTIVITIES AT PODIUM DECK (LEVEL 7)

- Olympic-length swimming Pool
- Children Pool (Swim)
- Children Pool (Play)
- Dance Hall
- Gymnasium
- Multi-Purpose Hall
- Breeze way Deck
- BBQ Area
- Children Playground
- Fitness Terrain & Seating Area
- Sauna
- Changing Room
- Surau
- Basket Ball Court
- Mini Futsal Court
- Tennis Court
- Squash Court
- Pavillions
- Jogging track/Linear Park
- Jaccuzi
- Cafeteria



Here TO ENJOY RESORT - LIKE FACILITIES
 A WIDE RANGE OF RECREATIONAL ACTIVITIES
 THAT WILL SATISFY PEOPLE OF ALL AGES



Here HAPPINESS CAN BE FOUND IN EVERY CORNER

GREAT Connectivity



TOURISM AND CITY
RIGHT IN YOUR NEIGHBOURHOOD

MELAKA'S GOLDEN TRIANGLE

BALI Residences is situated in the heart of Melaka Town, a UNESCO World heritage Site, and one of the most vibrant States and rich in historical influences in the country.

Strategically located within walking distance to the most popular tourism spots; 5 minutes drive to the famous Jonker Street, Melaka City Centre and the Melaka Raya commercial area with its vibrant night-lives.

WHY BALI RESIDENCES?

Strategic Location
Close to business retail, public amenities and tourism hotspot

Growing Economy
The Straits of Melaka is a prominent location in China's "One Belt One Road" initiative

Global Investment Opportunity
The Melaka - Guangdong sister city memorandum will drive economic, tourism and cultural development.

Healthcare Tourism
Melaka's Medical Centres promote numerous medical tourism package to attract medical tourists to seek more conducive treatment and healthcare services...

Booming Tourism
The State of Melaka is one of Malaysia's top tourist destinations with over 16 million tourist arrivals recorded in 2016

Renowned Developer
With a Strong and proven track record in the Melaka property market and having received numerous awards, such as South East Asia Property Awards (Malaysia)



Services



Here TO FULFILL YOUR REQUIREMENTS -
A KNOWLEDGEABLE AND EXPERIENCED CONCIERGE
TEAM ON SITE TO ASSIST YOU IN EVERY WAY POSSIBLE.





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Developer:
Asal Harta Sdn. Bhd.

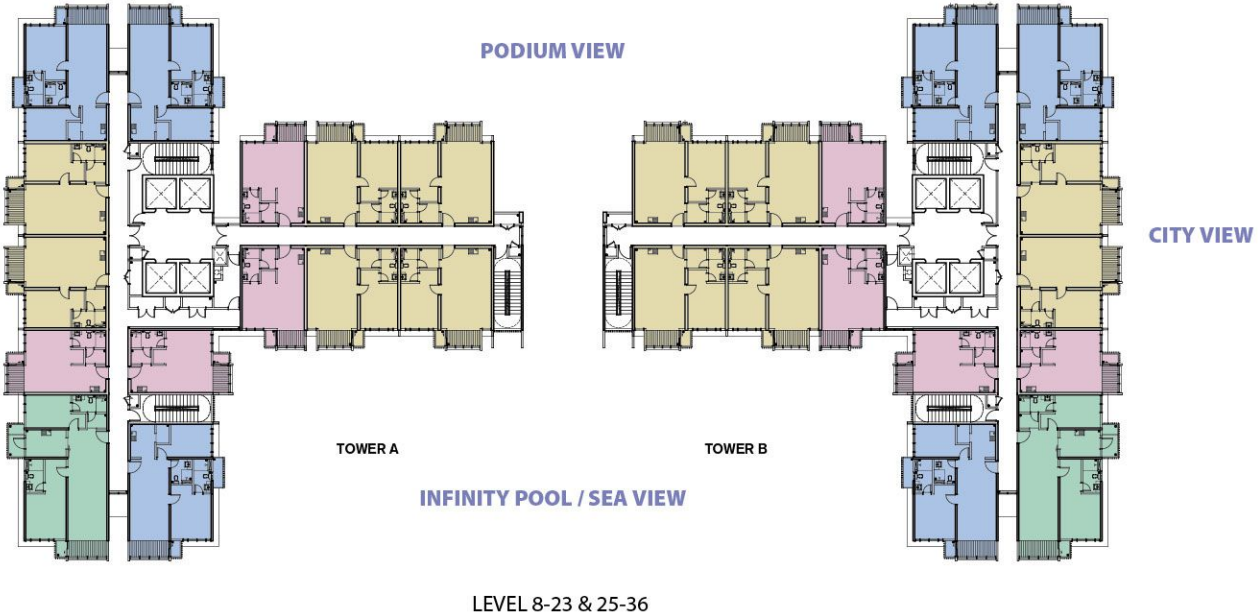
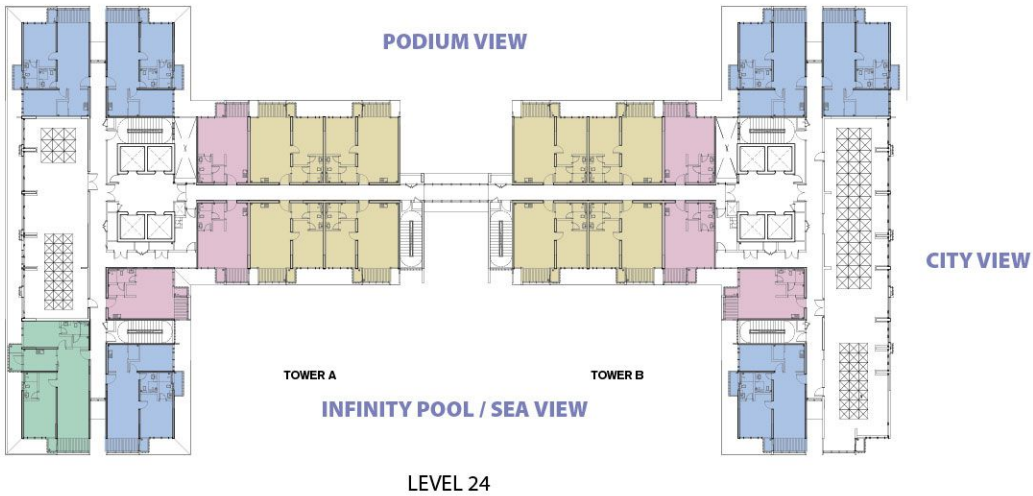
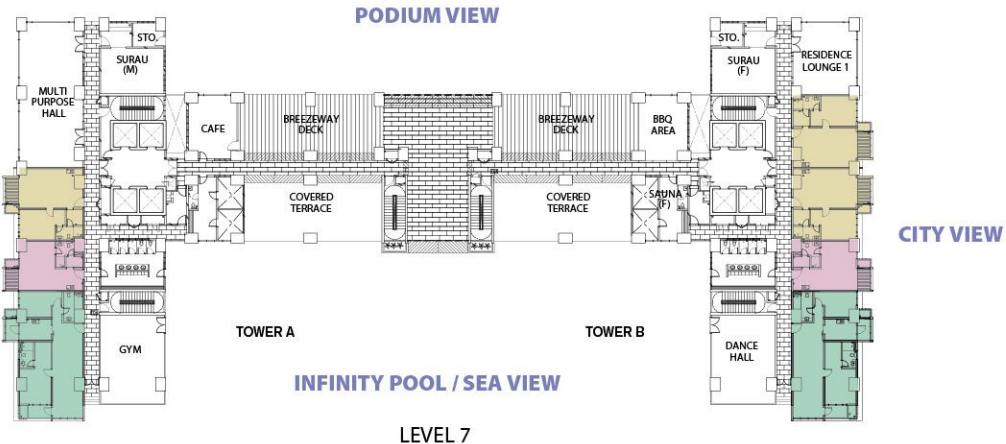
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TYPICAL FLOOR PLANS & SPECIFICATIONS

TYPICAL STOREY PLAN

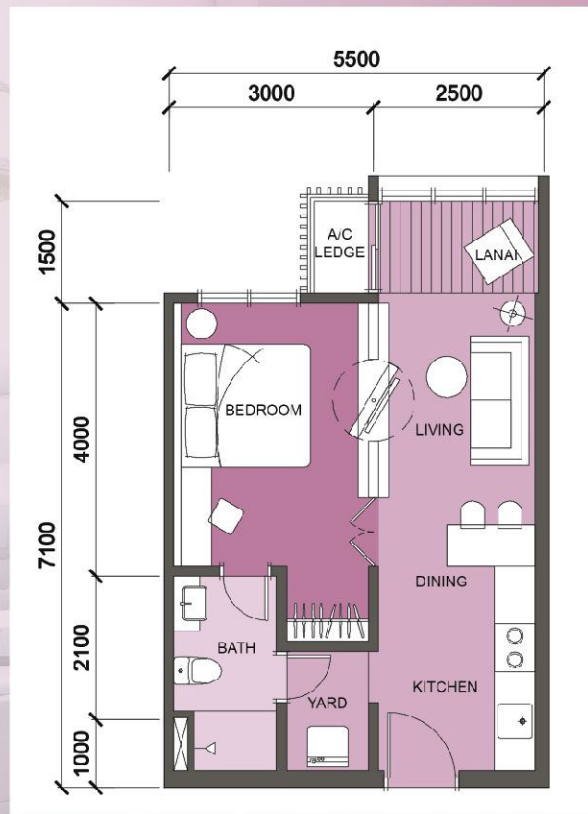
There's always a right-sized unit to suit you



- Legend
- Type A
 - Type B
 - Type C
 - Type D

A

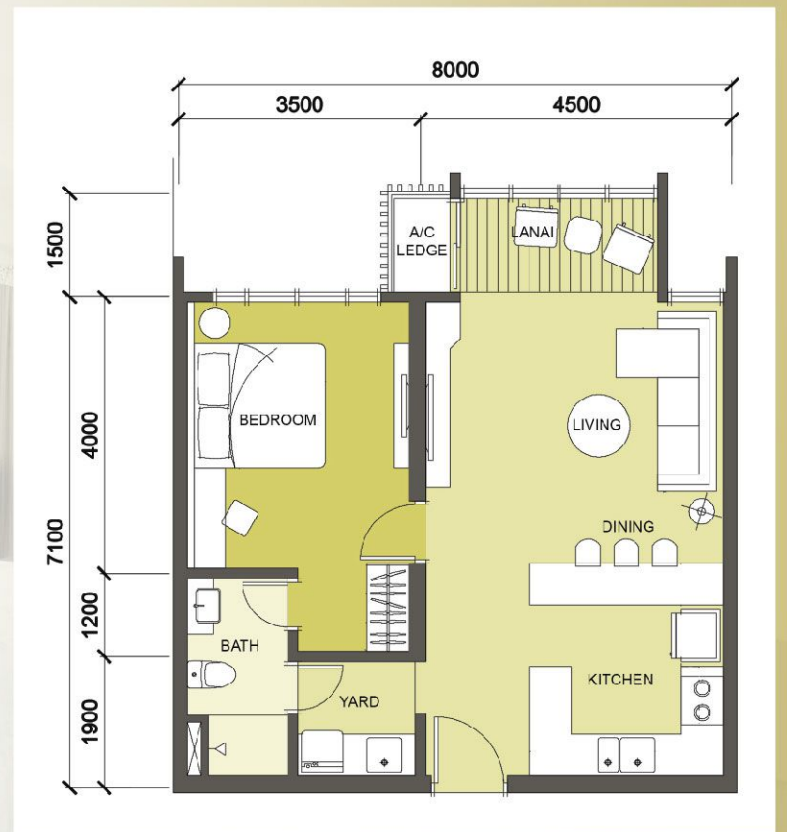
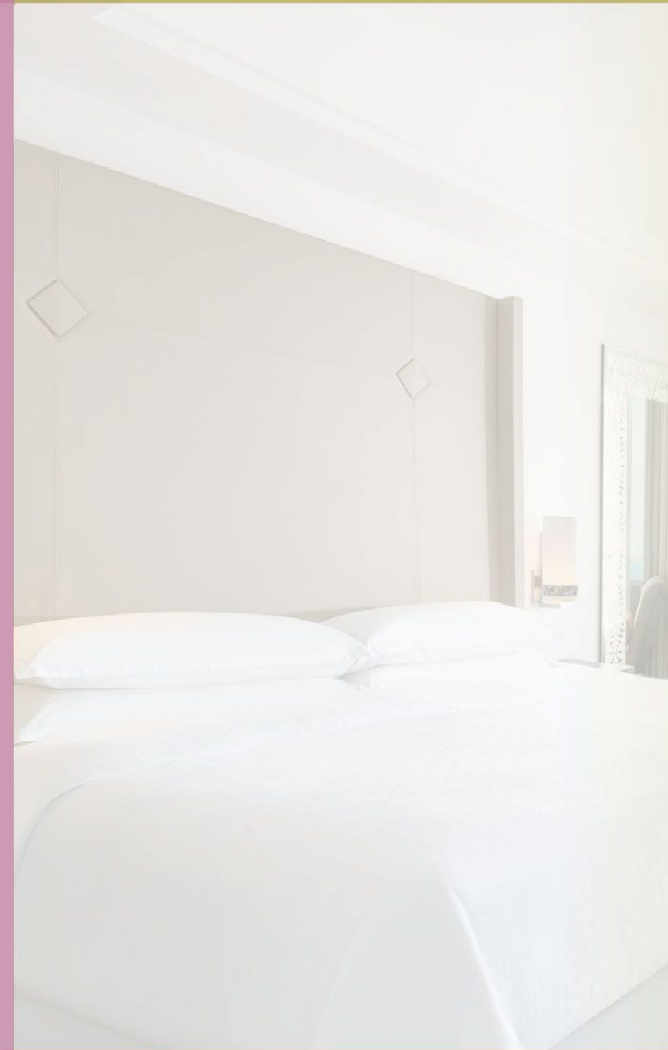
Unit Size 44.30m² / 477sf
Studio



Your **BEGINNING**

B

Unit Size 62.80m² / 676sf
Room 1



Your **SELECTION**

C

Unit Size 80.25m² / 864sf
Rooms 2

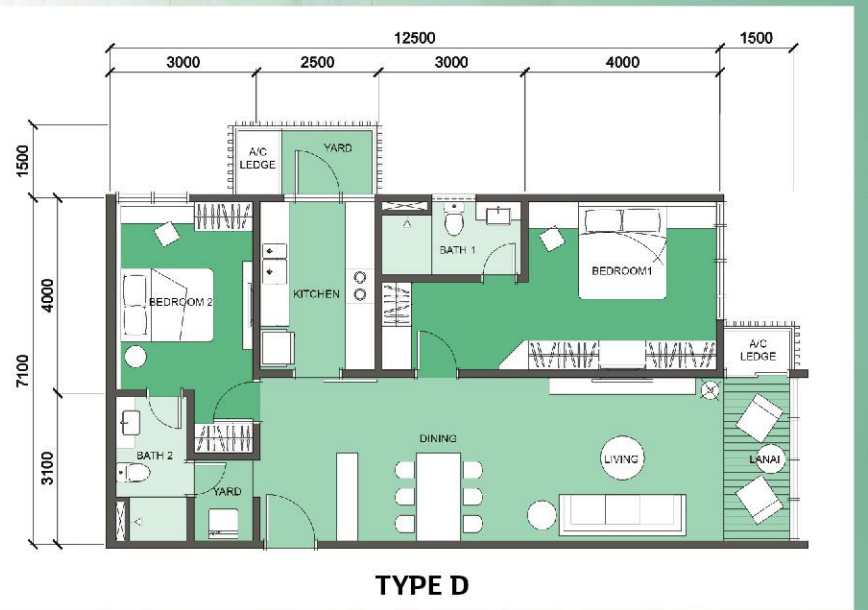


Your **PARTNER**

D

Unit Size 100.00m² / 1,076sf
Rooms 2

Unit Size 104.65m² / 1,126sf
Rooms 2



Your **FAMILY**

SPECIFICATIONS

TYPE A, A1, B, B1, C, D & D1

| | | |
|----------------|--|--|
| Structure | : Reinforced concrete | |
| Wall | : Brickwall with plaster / Reinforced concrete infill with skim coat | |
| Roof | : Reinforced concrete slab | |
| Ceiling | : Living / Dining / Lanai / Bedrooms / Yard / A/C Ledge | - Skim coat to the soffit of slab |
| | Kitchen / Baths | - Plasterboard |
| Windows | : Powder-coated aluminium framed glass window | |
| Doors | : Main Entrance | - Timber fire rated door |
| | Baths / Yard / Bedrooms | - Timber flush door |
| | Lanai (A/c Ledge) | - Powder-coated aluminium frame glass sliding door |
| Floor Finishes | : Living / Dining / Kitchen / Lanai / Bedrooms / Baths / Yard | - Tiles |
| | Other | - Cement render |
| Wall Finishes | : External | - Skim coat / Plaster with external weather shield paint |
| | Living / Dining / Lanai / Bedrooms & General Area | - Skim coat / Plaster with emulsion paint |
| | Baths | - Ceiling height tiles |
| | Kitchen / Yard | - 1500mm high tiles |
| | A/C Ledge | - Skim coat / Plaster with external weather shield paint |

| | | TYPE A/A1 | TYPE B | TYPE B1 | TYPE C | TYPE D/D1 |
|-------------------------|-------------------------------------|-----------|--------|---------|--------|-----------|
| Sanitary Installation | : Water Closet | - 1 no | 1 no | 1 no | 2 nos | 2 nos |
| | Wash Basin | - 1 no | 1 no | 1 no | 2 nos | 2 nos |
| | Kitchen Sink | - 1 no | 1 no | 1 no | 1 no | 1 no |
| | Shower | - 1 no | 1 no | 1 no | 2 no | 2 no |
| Electrical Installation | : Lighting Point | - 9 nos | 9 nos | 9 nos | 12 nos | 14 nos |
| | Ceiling Fan Point | - 2 nos | 2 nos | 2 nos | 4 nos | 4 nos |
| | Water Heater Point | - 1 no | 1 no | 1 no | 2 nos | 2 nos |
| | Power Point | - 8 nos | 11 nos | 9 nos | 14 nos | 14 nos |
| | Air-cond Point | - 1 no | 2 nos | 2 nos | 3 nos | 3 nos |
| | TV Point | - 1 no | 1 no | 1 no | 2 nos | 2 nos |
| | Telephone Point (Fibre Wall Socket) | - 1 no | 1 no | 1 no | 1 no | 1 no |

SERVICED SUITES

Your homes are built using only the best quality materials and workmanship, so you can live a truly distinctive lifestyle.

TYPE E, F, G, H & I

| | | |
|----------------|---|--|
| Structure | : Reinforced concrete | |
| Wall | : Brickwall with plaster / Reinforced concrete infill with skim coat | |
| Roof | : Reinforced concrete slab | |
| Ceiling | : Living / Dining / Lanai / Bedrooms / Yard / Kitchen / Baths | - Plasterboard |
| | A/C Ledge / Balcony | - Skim coat to the soffit of slab |
| Windows | : Powder-coated aluminium framed glass window | |
| Doors | : Main Entrance | - Timber fire rated door |
| | Baths / Yard / Bedrooms | - Timber flush door |
| | Lanai / Balcony | - Powder-coated aluminium frame glass sliding door |
| Floor Finishes | : Living / Dining / Kitchen / Lanai / Family Hall Bedrooms / Baths / Yard / Balcony | - Tiles |
| | Other | - Cement render |
| Wall Finishes | : External | - Skim coat / Plaster with external weather shield paint |
| | Living / Dining / Lanai / Bedrooms & General Area | - Skim coat / Plaster with emulsion paint |
| | Baths | - Ceiling height tiles |
| | Kitchen / Yard | - 1500mm high tiles |
| | A/C Ledge / Balcony | - Skim coat / Plaster with external weather shield paint |

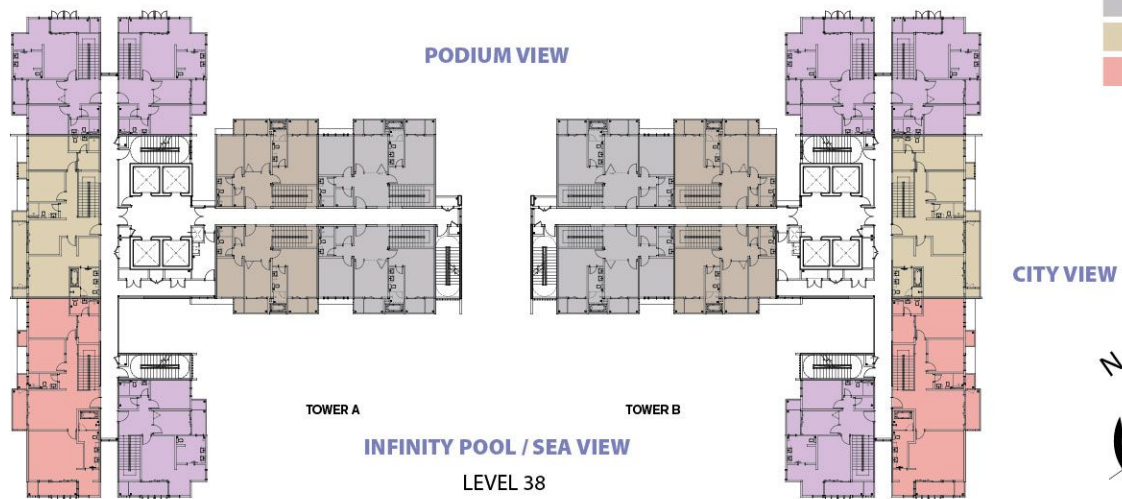
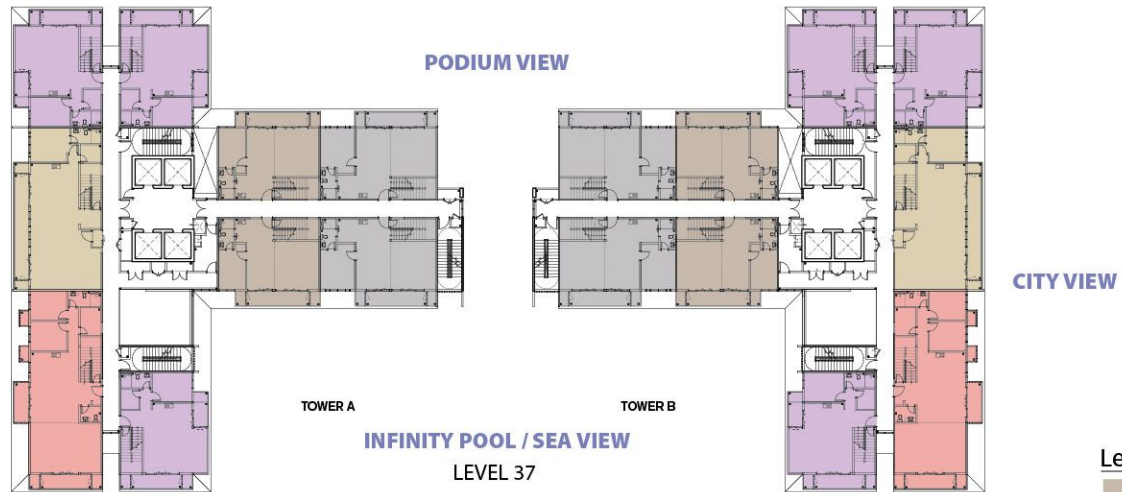
| | | TYPE E | TYPE F | TYPE G | TYPE H | TYPE I |
|-------------------------|-------------------------------------|----------|--------|--------|--------|--------|
| Sanitary Installation | : Water Closet | - 3 nos | 3 nos | 3 nos | 4 nos | 5 nos |
| | Wash Basin | - 3 nos | 4 nos | 3 nos | 5 nos | 6 nos |
| | Kitchen Sink | - 1 no | 1 no | 1 no | 1 no | 1 no |
| | Shower | - 3 nos | 3 nos | 3 nos | 4 nos | 4 nos |
| | Bath Tub | - 1 no | 1 no | 1 no | 1 no | 1 no |
| Electrical Installation | : Lighting Point | - 20 nos | 20 nos | 20 nos | 25 nos | 30 nos |
| | Ceiling Fan Point | - 6 nos | 6 nos | 6 nos | 8 nos | 9 nos |
| | Water Heater Point | - 3 nos | 3 nos | 3 nos | 4 nos | 4 nos |
| | Power Point | - 15 nos | 15 nos | 15 nos | 20 nos | 20 nos |
| | Air-cond Point | - 5 nos | 2 nos | 5 nos | 7 nos | 7 nos |
| | TV Point | - 2 nos | 2 nos | 2 nos | 3 nos | 3 nos |
| | Telephone Point (Fibre Wall Socket) | - 1 no | 1 no | 1 no | 2 nos | 2 no |

PENTHOUSE

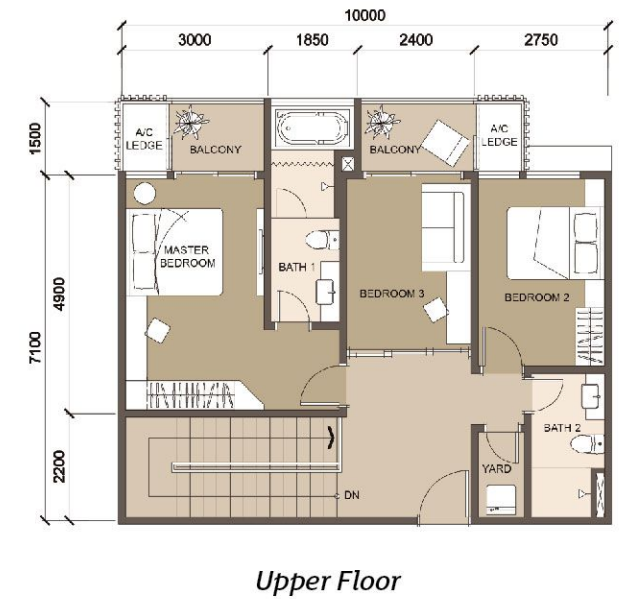
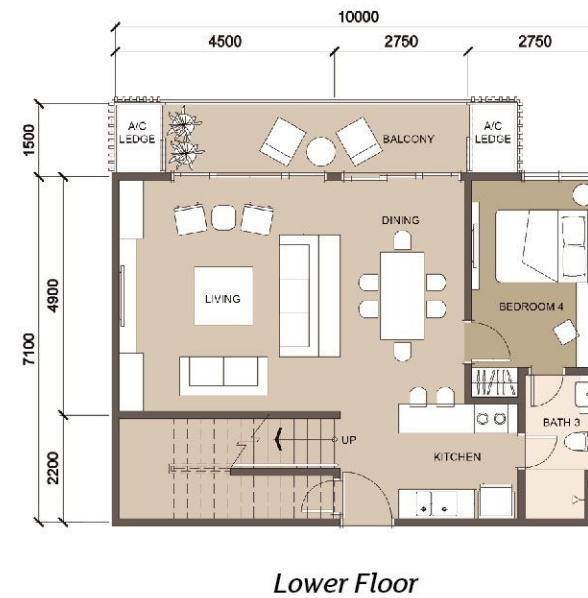
PENTHOUSE STOREY PLAN

Only available in limited units, these Penthouse come with a large balcony overlooking the city or the Straits of Malacca.

166.76m² / 1,795sf
Rooms 4 + Baths 3



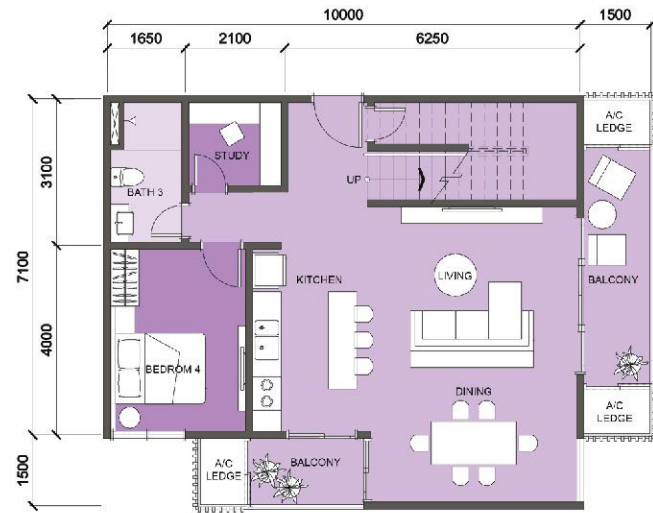
- Legend**
- Type E
 - Type F
 - Type G
 - Type H
 - Type I



LUXURIOUS & COMFORT

F

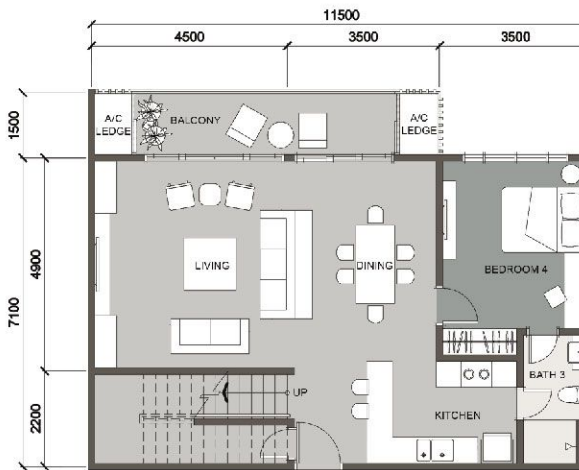
187.30m² / 2,016sf
Rooms 4 + 1 + Baths 3



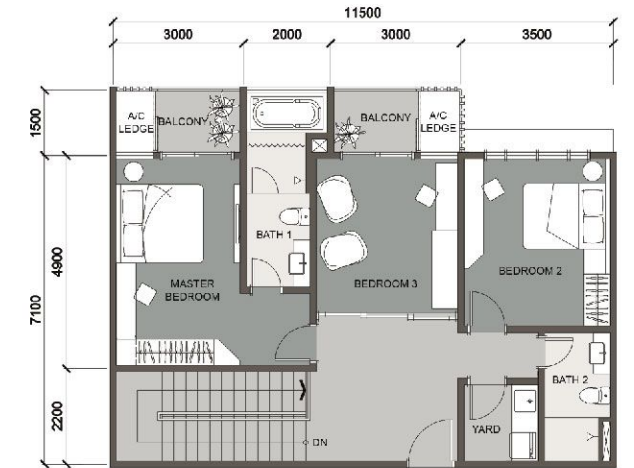
Lower Floor



Upper Floor



Lower Floor

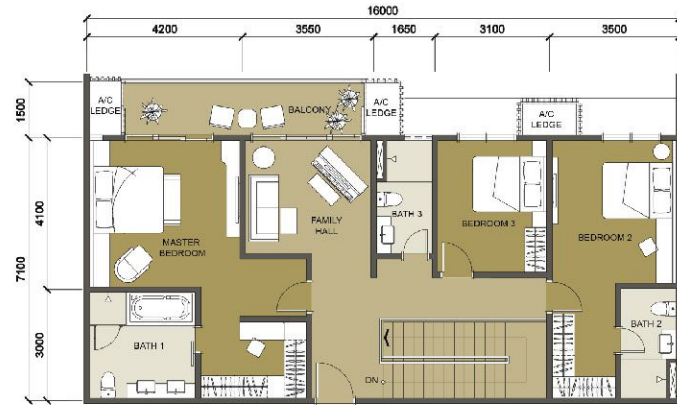


Upper Floor

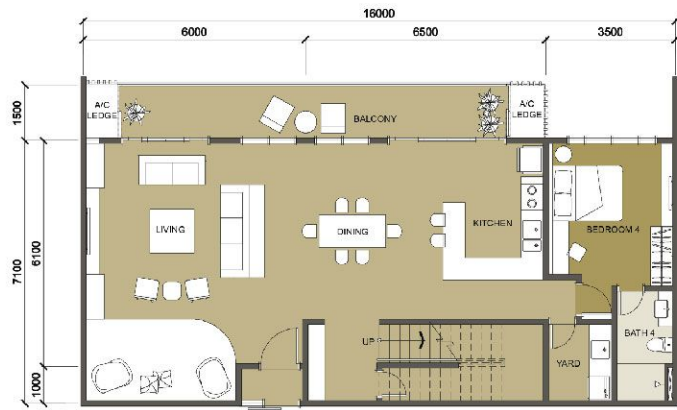
LUXURIOUS & COMFORT

LUXURIOUS & COMFORT

260.20m² / 2,801sf
Rooms 4 + Baths 4

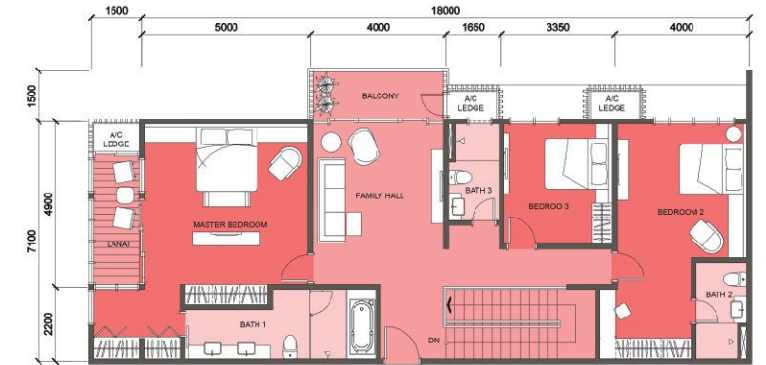


Upper Floor



Lower Floor

294.90m² / 3,174sf
Rooms 5 + Baths 5



Upper Floor



Lower Floor

LUXURIOUS & COMFORT

LUXURIOUS & COMFORT